SEC 19

SEC 30

SEC 29

S 89°37′22" E 1314.81' 794.81 5.0 ACRES 30' WIDE ACCESS PARCEL A RIGHT-OF-WAY 12.54 Acres S 89°37'22" E 520,00' 344.26 PARCEL C 2.26 Acres N 89°51'41" W 969.53' S 89°51'41" E 1314.83' FOUND FENCE CORNER 1.05' EAST OF PROPERTY CORNER PARCEL B 19.83 Acres S 89°55'08" E 1314.86' LEGEND AND NOTES ■ FOUND 5/8" REBAR WITH CAP STAMPED 148951 SET PREVIOUSLY • SET 5/8"X24" REBAR WITH CAP STAMPED 148951 ▲ FOUND EXISTING FENCE CORNER - × - × - EXISTING FENCE O OTHER MONUMENTS FOUND AS NOTED THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) PROCEDURES AND EQUIPMENT. THE BEARINGS ARE BASED ON WAGS 84 NARRATIVE This survey was performed at the request of Anthony and Merilynne Whiting for the purpose of determining the locations of the property lines shown on this plat. Section 20 was originally surveyed by the General Land Office using the "3-mile method" during which the sixteenth corners were set. A search was made for the monuments marking these Public Land Survey System corners and the results are noted on the plat. These monuments were used to control the survey. This plat represents a dependent resurvey and subdivision of portions of Section 20, and is designed to restore the PLSS corners to their true original location according to the best available evidence and according to the data returned on the official General Land Office plat. Parcel "C" was originally created in 1948 by the Warranty Deed, Entry No. 84577, recorded on page 83, Book "23" of Deeds on file in the County Recorder's office. The deed calls for a distance along the North line of the parcel of 313.05 feet from the Section line. The location of the old fence and the new portions of fencing perpetuating the original location of the east line of the parcel are 31 plus feet further east than the deed calls for. This dimension is very close to being the two rods left for the county road right-of-way east of the Section line. It seems from evidence on the ground that the east line of the parcel was originally marked off by measuring from the east right-of-way fence of the County Road, rather than the Section line. This property line fence as been accepted and relied upon by the adjoiners for many years as evidenced by the many improvements made along the line. The fences along the other property lines of this parcel

fit very well with the deed lines. It is the opinion of this surveyor that the existing fences

agreement as to the location of the east property line.

represent the location of the property lines as intended and agreed upon by the original grantors and grantees when the parcel was first created in 1948. Starting their measurements from the road right-of-way fence rather than the section line does not invalidate their intentions or

PROPERTY SURVEY FOR

# ANTHONY & MERILYNNE WHITING

SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST

UINTAH SPECIAL BASE AND MERIDIAN

#### DESCRIPTION OF PARCEL A

North, Range 1 West of the Uintah Special Base and Meridian: Thence South 89°37'22" East 520.00 feet along the North line of said aliquot part to the TRUE POINT OF BEGINNING; Thence South 89°37'22" East 794.81 feet to the Northeast Corner of said aliquot part; Thence South 00°07'25" West 636.84 feet along the East line of said aliquot part to an existing

Commencing at the Northwest Corner of the NW1/4 of the SW1/4 of Section 20, Township 1

Thence North 89°51'41" West 969.53 feet (East 1006.95 feet, by record) along said fence; Thence North 00°08'38" West 222.09 feet (North, 208.7 feet, by record) along an existing fence; Thence South 89°37'22" East 175.74 feet parallel with said North line; Thence North 00°07'34" East 418.80 feet, parallel with the West line of said aliquot part, to the TRUE POINT OF BEGINNING, containing 12.54 acres.

#### DESCRIPTION OF PARCEL B

Beginning at the Southwest Corner of the NW1/4 of the SW1/4 of Section 20, Township 1 North, Range 1 West of the Uintah Special Base and Meridian; Thence North 00°07'34" East 657.52 feet (North, 660 feet, by record) along the West line of said aliquot part to the extension of an existing fence; Thence South 89\*51'41" East 1314.83 feet along said fence to the East line of said aliquot part; Thence South 00°07'25" West 656.20 feet along said east line to the Southeast Corner of said Thence North 89°55'08" West 1314.86 feet to the Point of Beginning, containing 19.83 acres.

Said parcel being subject to that portion being used as County Road right-of-way.

### DESCRIPTION OF PARCEL C

Commencing at the Southwest Corner of the NW1/4 of the SW1/4 of Section 20, Township 1 South, Range 1 West of the Uintah Special Base and Meridian; Thence North 00°07'34" East 657.52 feet (North, 660 feet, by record) along the West line of said aliquot part to the TRUE POINT OF BEGINNING;

Thence North 00°07'34" East 240.02 feet (North, 225.2 feet, by record); Thence South 89°37'22" East 344.26 feet (East, 313.05 feet, by record) to an existing fence; Thence South 00°08'38" East 222.09 feet (South 208.7 feet, by record) along said fence to a fence corner;

Thence South 89°51'41" East 969.53 feet (East, 1006.95 feet, by record) along an existing fence to the East line of said aliquot part; Thence South 00°07'25" West 16.50 feet to an existing fence;

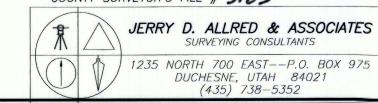
Thence North 89°51'41" West 1314.83 feet (West, 1320 feet, more or less, by record) to the TRUE POINT OF BEGINNING, containing 2.26 acres. Said parcel being subject to that portion being used as County Road right-of-way.

## SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.

> Jerry D. Allred, Professional Land Surveyor Utah Certificate Number 148951

COUNTY SURVEYOR'S FILE # 3/83



23 JAN 2015 14-100-030